

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: November 01, 2016

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION  
BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, OR AS DESIGNATED BY THE COUNTY  
COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 27, 2006 and recorded in Document CLERK'S FILE NO. 20060217000211910; MODIFIED IN CLERK'S FILE NO.(S) 20090414000429380 AND 20090901001096960; AS AFFECTED BY CLERK'S FILE NO. 20130107000023370 real property records of COLLIN County, Texas, with DARINDA ROSS AND STEVEN ROSS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DARINDA ROSS AND STEVEN ROSS, securing the payment of the indebtednesses in the original principal amount of \$106,068.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077

  
PETE NANTIRUX

MICHAEL HARRISON OR BECKY HOWELL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

4004 Belt Line Road, Suite 100

Addison, Texas 75001


My name is Pete Nantirux, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
declare under penalty of perjury that on OCT 11 2016 filed at the office of the COLLIN County Clerk and caused to be posted at the  
COLLIN County courthouse this notice of sale.

Declarants Name:

Date:

Pete Nantirux

OCT 11 2016

2016 OCT 11 PM 2:09  
FILED  
STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY:  DEPUTY



NOS20110010601294

**EXHIBIT "A"**

SITUATED IN COLLIN COUNTY, TEXAS, IN THE GEORGE GOODMAN SURVEY, ABSTRACT NO. 340, BEING A PART OF THE 52.41 ACRE TRACT OF LAND DESCRIBED IN A DEED OF DISTRIBUTION FROM AFTON ROOSE, INDEPENDENT EXECUTOR OF THE ESTATE OF ROBERT LESLIE KIMSAY, TO EUNICE MCDONALD, DALE MCKISSICK, BILLIE JEAN FLESHER AND ANDREA MORRIS, DATED SEPTEMBER 17, 1986, RECORDED IN VOLUME 2506, PAGE 782 OF THE COLLIN COUNTY DEED RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE 3.000 ACRE TRACT RECORDED IN CLERK'S FILE NO. 92-11225, IN THE CENTER OF COUNTY ROAD NO. 604; SAME BEING IN THE EAST LINE OF SAID 52.41 ACRE TRACT;

THENCE NORTH 3 DEGREES 54 MINUTES 07 SECONDS EAST, WITH SAID COUNTY ROAD NO. 604 AND THE EAST LINE OF SAID 52.41 ACRE TRACT, 599.0 FEET TO THE PLACE OF BEGINNING;

THENCE NORTH 86 DEGREES 05 MINUTES 53 SECONDS WEST, PASSING AN IRON PIN SET AT 30.0 FEET AND CONTINUING IN ALL 363.0 FEET TO AN IRON PIN SET;

THENCE NORTH 3 DEGREES 54 MINUTES 07 SECONDS EAST, 120.24 FEET TO AN IRON PIN SET;

THENCE SOUTH 86 DEGREES 05 MINUTES 53 SECONDS EAST, PASSING AN IRON PIN SET AT 333.0 FEET AND CONTINUING IN ALL 363.0 FEET TO A POINT IN SAID COUNTY ROAD NO. 604, IN THE EAST LINE OF SAID 52.41 ACRE TRACT;

THENCE SOUTH 3 DEGREES 54 MINUTES 07 SECONDS WEST, WITH THE EAST LINE OF SAID 52.41 ACRE TRACT AND GENERALLY WITH SAID COUNTY ROAD NO. 604, 120.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.



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